

HIDDEN VALLEY LAKES
GENERAL RESTRICTIONS

The following restrictions are included in the governing indentures and by policies set forth by the Board of Trustees. They are being listed to make Hidden Valley Lakes a more enjoyable place to own property. The Board of Trustees hope that all property owners will abide by these restriction and help make Hidden Valley Lakes a nice place to live.

1. The speed limit is 15 MPH on all roads within the subdivision.
2. No parking on the streets or roadways.
3. All culvert pipes must be a minimum of 12" in diameter except variance approved by Trustees.
4. Wooden culvert bridges are not permitted except those that do not interfere with the road being graded and are maintained in good condition.
5. No trash, debris, or unsightly accumulation of material or junk is allowed on lots once they have been cleaned.
6. Hickman County Health Department, before being drilled, will approve all wells. A copy of the Health Department report is to be filed at the Trustee Office in the property owner's file.
7. All buildings, motor homes, mobile homes, and campers will be maintained in a neat, clean manner so as not to be unsightly.
8. All improvements, buildings, garages, porches, decks, docks, and items of this nature must be approved prior to location or construction on the lot. Forms are available at the Trustee Office. This form will be filled out and left at the office for approval by the Board of Trustees.
9. House pets are allowed on property but must be either on a leash, confined in a pen, or in a fenced area. No pets are allowed to run loose. Live stock is not allowed.
10. All tents and pop-up campers must be folded and taken down before you leave the property for the season. Canvas will rot and tear, leaving a mess on the property and an expensive loss to the property owner.
11. Leaves and trash will not be burned in ditches. This causes culvert to become blocked and can lead to erosion of roads. No brush is to be pile up in the ditches.
12. All excess building material must be cleaned up for your lot. These items cannot be put in the dumpsters. Please either take them home or to the Hickman county landfill for proper disposal.
13. Property Owners need to report all vandalism as soon as it is witnessed or found. Please contact the person on duty at the security guard house or the office so immediate action can be taken.

14. Complaints from Property Owners should be made at the Trustee Office. Complaint forms are available and the Board of Trustees reviews these complaints at least once a month. If the Trustees do not get complaints in writing, necessary corrections cannot be made.
15. Suggestions from Property Owners should be made at the Trustee Office. Suggestion forms are available and reviewed by the Board of Trustees at least once a month. The Trustees are open to any suggestions that will make Hidden Valley Lakes a better place.
16. For security reasons, Property Owners should secure, at all times, all equipment and tools.
17. All motor vehicles must be in running condition and have a current tag displayed on it. Trustees or their representative can request proof of the vehicle being able to run and having a current registration. Vehicles not fitting this requirement will be requested to be removed from the property.
18. No jug, trot line, or net fishing is allowed.

RESIDENTIAL AND/OR MULTI-PURPOSE LOTS
(Used for Residence Only)

1. Only one (1) single family dwelling is permitted per lot.
2. All structures must have the front door facing the road. If the lot does not permit this, a variance must be requested from the Board of Trustees. This form is available at the Trustees Office.
3. All structures, buildings, and campers must be a minimum of 25' from the front boundary line and a minimum of 5 feet from the side boundary lines. If this cannot be done, then a variance must be requested from the Trustees. This form is available at the Trustees Office.
4. All construction done by any property owner must be done with new building materials on the outside.
5. All building exteriors need to be finished, stained, or painted. Log structures, siding, or natural wood planks are exceptions to this restriction. Any question as to the outside finish needs to be directed to the Board of Trustees.
6. Basements cannot be used as living quarters during construction of the home.
7. All exterior construction will be completed within six (6) months from the day construction begins. If this cannot be done, then a variance must be requested from the Trustees. This form is available at the Trustees Office.
8. Other structures approved for construction must be placed to the rear of the home. If this cannot be done, then a variance must be requested from the Trustees. This form is available at the Trustees Office.

9. Mobile homes are to be under skirted within ninety (90) days after set up of mobile home. If this cannot be done, then a variance must be requested from the Trustees. This form is available at the Trustees Office.

CAMPER RESTRICTIONS

1. All motor homes, campers, constructed buildings or plans for construction must be approved by the Board of Trustees before being brought on property. Building permit forms can be obtained at the Trustee Office. These forms are approved by the Trustees at least twice a month.
2. Camper, and motor homes must be commercially manufactured.
3. Converted buses, trucks, vans, or vehicles of this style are NOT permitted on property.
4. Pick-up campers and slide-in tops must stay on the pick-up truck. They cannot be removed and left on the lot.
5. No sub-surface waste disposal is permitted on camping lots.
6. No permanent structures are allowed on lots designated for camping only. No building can be built on a permanent foundation.
7. All camper and/or buildings' front door must be facing the road. If this cannot be done, a variance must be requested from the Board of Trustees. This form is available at the Trustees Office.
8. All campers and buildings must be a minimum of 25 feet from the front boundary line and a minimum of 5 feet from the side boundary lines. If this cannot be done, then a variance must be requested from the Trustees. This form is available at the Trustees Office.
9. All exterior Construction will be completed within six (6) months from the day construction begins. If this cannot be done, then a variance must be requested from the Trustees. This form is available at the Trustees Office.

UTILITY BUILDING RESTRICTIONS

1. One (1) utility building allowed per camp lot. Two (2) utility buildings allowed on multi-purpose and residential lots.
2. Maximum utility building size allowed is 14' x 24' lot permitting. Height restrictions on an A-frame is 16' from floor to peak. If this cannot be done, then a variance must be requested from the Trustees. This form is available at the Trustees Office.
3. Utility buildings will be no smaller than 8' x 8'.

4. Utility buildings will be to the rear of motor homes, campers, mobile homes, or residential buildings. If this cannot be done, then a variance must be requested from the Trustees. This form is available at the Trustees Office.
5. All exteriors must be either shingles or baked enamel.
6. Roofing materials will be either shingles or baked enamel.
7. All plans for construction site request must be submitted on a building permit with construction design plans attached or a picture of the building for approval by the Board of Trustees prior to be built or placed on any lot in Hidden Valley Lakes.

BOAT DOCK RESTRICTIONS

1. Only one (1) boat dock will be permitted at each lake front lot and can only be built by the lot owners.
2. No metal or Styrofoam barrels or drums can be used in dock construction.
3. Docks can be no larger than ten by twelve feet (10' x 12').

OTHER WATER ORIENTED RESTRICTIONS

1. All easements around the lakes are common ground and for the use of all property owners.
2. All lakes are restricted to electric trolling motors. No gasoline motors are allowed on any of our lakes.

4-WHEELERS AND GO CARTS

1. Speed limit is 15 MPH.
2. Obey all stop signs.
3. No tailgating allowed. This is for your safety.
4. Children should have an adult riding with them at all times.
5. Absolutely NO racing, stunt riding, or reckless riding.
6. Do not leave the road at the dam areas.
7. Riding below or behind the dam is prohibited as it can cause seepage damage that could destroy the dam.

REMINDER OF STATE LAW REQUIREMENTS

1. Helmets are required while operating motorcycles, ATV's, and bicycles.
2. All off road cars, ATVs, or trucks are required to meet the below 96db noise sound factor.

SWIMMING POOL RULES

WARNING: NO LIFEGUARD ON DUTY

1. Children under the age of 18 will not be allowed in the pool without a parent or responsible adult/guardian in attendance.
2. Infants and toddlers not toilet trained must wear a swim diaper.
3. No cut-off jeans allowed in pool. A clean t-shirt may be work to avoid sun burn.
4. Shower before entering the pool.
5. Always close the gate after entering or leaving the pool enclosure.
6. NO DIVING into the pool.
7. No running inside the enclosed pool area.
8. No food or drink allowed in the pool or within the enclosed pool area.
9. No smoking allowed in the pool or within the enclosed pool area.
10. No alcoholic beverages allowed in or around pool area.
11. No glassware allowed in or around the pool area.
12. No animals, pets or bicycles allowed in the pool, inside the pool enclosure, or around the pool area.
13. No floats or air mattress allowed in the pool. That state law prohibits floats of any type in a class B pool. The use of small swim rings, arm floats, or life vest on young children to to aid non-swimmers will be allowed for safety purposes. Any floatation device may be use at the lakes.
14. No screaming, yelling, or loud noise allowed at pool area.
15. Battery operated radios are permitted in the pool area provided the volume is kept low and does not create offensive noise or irritate others or cause a safety concern.
16. No indecent language, dress or behavior will be allowed in or around the pool area.
17. Do not play on safety rope or handle any safety equipment.

18. Please observe one-way traffic at pool parking area during the swimming season.
19. Bring and use your own towel.
20. Do not misuse or damage the courtesy/emergency phone. This phone must operate for the pool to remain open.
21. The management and/or pool monitor on duty reserves the right to refuse admittance to, or evict from the pool premises, any person failing to comply with any of the above health and safety rules and regulations.
22. Hidden Valley Lakes Corp. trustees, managers, employees or agents thereof will NOT be responsible for accidents or injury to person or theft or damage to personal property. Lock your car, secure you valuables in trunk, and take keys with you. Do not leave clothes, towels and other person belongings in the pool area or bath house.